178.0	0005	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	652,600 / 652,600
					USE VALUE:	652,600 / 652,600
					ASSESSED:	652,600 / 652,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ORNER BRET
Owner 2:	
Owner 3:	
Street 1:	7 RHINECLIFF STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GRADY MARY -
Owner 2:	-
Street 1:	7 RHINECLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1404 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4914.000	250,300	5,100	397,200	652,600
Total Card	0.113	250,300	5,100	397,200	652,600
Total Parcel	0.113	250,300	5,100	397,200	652,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 464.81 | /Parcel: 464.81

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 120595

GIS Ref

GIS Ref

Insp Date 07/27/18

!13987!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 178.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	250,300	5100	4,914.	397,200	652,600		Year end	12/23/2021
2021	101	FV	242,700	5100	4,914.	397,200	645,000		Year End Roll	12/10/2020
2020	101	FV	242,700	5100	4,914.	397,200	645,000	645,000	Year End Roll	12/18/2019
2019	101	FV	199,800	5100	4,914.	397,200	602,100	602,100	Year End Roll	1/3/2019
2018	101	FV	199,800	5100	4,914.	334,800	539,700	539,700	Year End Roll	12/20/2017
2017	101	FV	199,800	5100	4,914.	306,400	511,300	511,300	Year End Roll	1/3/2017
2016	101	FV	199,800	5100	4,914.	261,000	465,900	465,900	Year End	1/4/2016
2015	101	FV	188,200	5100	4,914.	227,000	420,300	420,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:07:02

LAST REV

Date	Time
06/08/21	12:32:03
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13987

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRADY MARY,	64256-539		9/19/2014		467,500	No	No		
STACKPOLE BARBA	63436-432		4/1/2014	Convenience	1	No	No		
	10066-540		6/28/1962			No	No		N

USER DEFINED

Prior Id # 1:	120595
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/20/2009	362	Manual	6,736					REPAIR SCREEN PORC
4/8/2008	321	Re-Roof	3,300			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
10/17/2008	Meas/Inspect	189	PATRIOT
12/21/1999	Meas/Inspect	163	PATRIOT
7/24/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4914		Sq. Ft.	Site		0	70.	1.15	7									397,194						397,200	

Total AC/HA:	0.11281	Total SF/SM:	4914	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	397,194	Spl Credit		Total:	397,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	178.605
Other Features:	57000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	362824
Depreciation:	112475
Depreciated Total:	250348

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

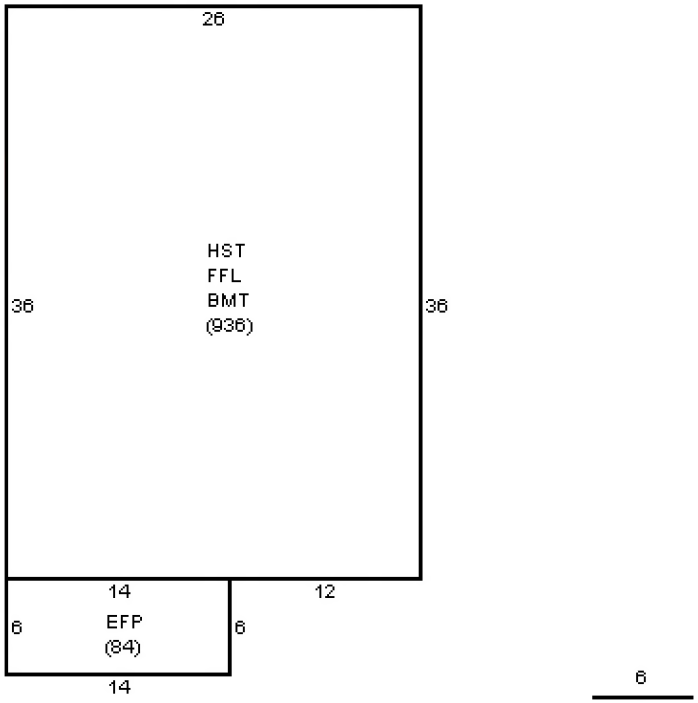
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	178.61
Special Features:	0	Val/Su Net:	103.26
Final Total:	250300	Val/Su SzAd	178.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	53.580	50,152
FFL	First Floor	936	178.610	167,175
HST	Half Story	468	178.610	83,587
EFP	Enclos Porch	84	58.440	4,909

Net Sketched Area: 2,424 | Total: 305,823

Size Ad 1404 | Gross Area 2892 | FinArea 1404

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

PARCEL ID

178.0-0005-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1926	21.25	T	40	101			5,100			5,100

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100

IMAGE

AssessPro Patriot Properties, Inc